

MINUTES
MEETING OF THE
CONDOMINIUM REVIEW BOARD
NOVEMBER 28,2005

**Board members present: Kenneth Joyce, Elizabeth Medeiros,
John Cangiamila and William Medeiros**
Absent: Robert Racicot

The following hearings were conducted:

59-61 SUNSET ROAD: Application of Jeffrey C. Previte, a Removal Permit for Two Units - The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City

Two Family – Purchased 1996

Both Units have been vacant since February 2005.

Both Units had been rented to students who graduated and moved away.

Owner has tried to rent units but has not been successful. Decided to convert Units into Condos.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit Two located at 59 Sunset Road and Unit One located at 61 Sunset Road – location 59-61 Sunset Road.

6 GILES PARK: Application of Sarah Moses, a Removal Permit for Six Units - The \$3,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

6 Units – Purchased July 2005 – 5 Units vacant upon purchase

Tenant who lived in occupied Unit asked to be released from his lease and moved.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit 1, Unit 1A, Unit 2, Unit 2A, Unit 3 and Unit 3A located at 6 Giles Park.

70-72 GARRISON AVENUE: Application of Michael B. Heyman, Paul Heyman and Gloria Heyman a Certificate of Exemption for Two Units – Attorney Emanuel John Markis, 43 Thorndike Street, Cambridge, MA represented the applicants - The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Two Family – Purchased vacant October 2005

Both Units are owner occupied

On a motion duly made and seconded, it was

VOTED: to grant a Certificate of Exemption for the Unit at 70 Garrison Avenue and the Unit at 72 Garrison Avenue – location 70 –72 Garrison Avenue.

82 Prichard Avenue: Application of Julie Y. Lee a Removal Permit for Unit One - The \$500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City

Two Family –

Unit Two had been converted October 2003 – Owner Occupied
Unit One tenants had been notified of the Conversion September 2004 –

Letter is enclosed so stating - signed by both the landlord and the tenants.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One located at 82 Prichard Avenue.

57-59 Cameron Avenue: Application of Bruce M. Arons, a Removal Permit for Two Units – Attorney Richard L. Seegel, 20 William Street, Wellesley, MA represented the applicant - \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Two Family – Purchased Five Years ago – Vacant since August 2005

Letter enclosed explaining how Units became vacant

Unit 59- Owner's daughter lived there – purchased house and moved
Unit 57 – Tenants did not renew lease.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for the Unit located at 57 Cameron Avenue and the Unit located at 59 Cameron Avenue.

396-400 Washington Street: Application of Enrique Darer a Removal Permit for Three Units – Holly Daniels, 39 Brighton Avenue, Allston, MA represented the applicant - The \$1,500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

14 Units Total – 11 Units already converted.

Letters enclosed concerning these Units.

Unit 203 – Tenant married and moved.

Unit 304 – Did not renew their lease and moved.

Unit 204 – Tenant is purchasing their Unit.

If these Three Units are approved – entire building will be converted.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit 203, Unit 204 and Unit 304 located at 396-400 Washington Street.

62-64 Dimick Street - 5-7 Waldo Avenue (corner property): Application of Marc Resnick, a Removal Permit for Two Units – Alissa Devlin, 183 Harvard Avenue, Allston, MA represented the applicant - The \$1,000.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

15 Units – Purchased December 2004

Nine Units have already been converted.

Letter enclosed from tenant in Unit 1A at 5 Waldo Avenue who moved.

Letter enclosed from tenant in Unit 5 at 5 Waldo Avenue who moved.

If these Two Units are approved - Four Units remain to be converted.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit 1A and Unit 5 at 5 Waldo Avenue- location 62-64 Dimick Street-5-7 Waldo Avenue (corner property).

81 Summer Street –8-10 Avon Street (corner property): Application of Marc Resnick, a Removal Permit for Four Units – Alissa Devlin, 183 Harvard Street, Allston, MA represented the applicant - \$2,000.00 application fee has been paid and no real estate taxes, or water bills are owed to the City.

Fifteen Units – Purchased December 2004

Ten Units already converted.

8 Avon Street

Unit 11 – Tenant letter stating moving to a different area of City

Unit 12 – Tenant letter stating Unit had only two bedrooms needed three.

81 Summer Street

Unit 3 – Letter from tenant stating they were moving to Revere

Unit 6 – Letter from tenant moving to another area of Somerville.

Upon approval of these Four Units – One Unit remains to be converted.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit 11 and Unit 12 at 8 Avon Street and Unit 3 and Unit 6 at 81 Summer Street – location 81 Summer Street – 8-10 Avon Street (corner property).

103 Liberty Avenue: Application of Robert Frankenheim, a Removal Permit for Five Units, Attorney Anthony Troiano, 1 Thompson Square, Charlestown, MA represented the applicant -The \$2,500.00 application fee has been paid, and no real estate taxes or water bills are owed to the City.

Five Family – Purchased October 2005

Unit 5 was vacant upon purchase.

Tenants in other Units have been notified of the conversion and have signed an affidavit waiving their 1 year notification – they will remain in their Units at least until November 20, 2006. Signed affidavit enclosed.

On a motion duly made and seconded, it was

VOTED: to grant a Removal Permit for Unit One, Unit Two, Unit Three, Unit Four and Unit Five located at 103 Liberty Avenue.

Andrew P. Bendetson the owner of property located at 124 Orchard Street spoke to the Board regarding this property – he was hoping that the Commissioners would vote to let him receive Removal Permits for this property – he did have the completed application, the fee, the paid final Water Bill and the Municipal Lien Balance Sheet showing a zero balance – the Board did not grant him his Removal Permits do to the fact that no Occupancy Permits have been issued for the property – he was hoping that maybe the Board would approve his application pending receiving these Occupancy Permits from Inspectional Services – he was not sure when Inspectional Services would be issuing these Occupancy Permits – since work was still being done at this address – this was a major makeover from a Two Family converted into a Three Unit Building –with demolition and new construction being done Mr. Bendetson stated that some one wished to move into one of the Three Units – Mr. Bendetson did not know which Unit the person was purchasing – but he was sure that the sale would happen before the next meeting of the Board in December – The Board then went into Executive Session and asked Mr. Bendetson to step outside for five minutes – upon the conclusion of the Executive Session Chairman Joyce explained to Mr. Bendetson that Removal Permits could not be approved if the Units have not been approved for Occupancy by the Inspectional Services Department – and that Mr. Bendetson would have to come before the Board once Occupancy permits have been issued – Mr Bendetson did leave the application, the fee, the paid Final Water Bill and the Municipal Lien Balance Sheet to keep on file until the next Meeting - if the Occupancy Permits should be issued.

MINUTES: On a motion duly made and seconded, it was

VOTED: To accept the minutes of the October 24,2005 Meeting.

The Commissioners were reminded that the next scheduled Meeting will be on Monday December 19,2005 beginning at 5:30 P.M lower level conference room City Hall.

There being no further business to come before the Board, the Meeting was adjourned.

Respectfully Submitted

Mary Walker